

REAL ESTATE TO EXCHANGE. REAL ESTATE TO EXCHANGE. REAL ESTATE TO EXCHANGE.

TO LET FOR BUSINESS. TO LET FOR BUSINESS. TO LET FOR BUSINESS.

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Real Estate for Exchange

Add a little cash and obtain a desirable Investment Property for something you wish to dispose of, whether a dwelling, a tenement, farm or country place.

Department of Exchange in charge of Chas. F. Noyes, Joseph D. Cronan and Thos. D. McBride of our staff.

Ask for details by numbers

(No. 269)—A Broadway Office Building; prominent corner, 15 stories, 7,800 sq. ft. Price, \$1,250,000. Mortgage \$800,000 at 5% 10 years. Rents, \$175,000. Net income of \$60,000 on equity of \$450,000.

(No. 270)—Hotel Apartment. Entire block front overlooking Central Park. Price, \$3,000,000. Absolutely net rental after Feb. 1, 1925, \$200,000, for 21 years.

(No. 279)—Sixteen story loft and office building on 32nd St., near 5th Ave. Price, \$1,500,000. Mortgage, \$1,046,500. Rents, \$190,000. Net income of \$84,555 on investment of \$553,500.

(No. 278)—Fulton St. near Nassau. 12 stories. Price, \$975,000. Mortgage, \$625,000. Rents, \$225,000. Net income on equity, \$125,707.49.

(No. 288)—An 8 story fireproof loft building at 10th St. near Broadway. Price, \$200,000. Mortgage, \$93,000. Rents, \$24,900. Cash and trade, \$107,000.

(No. 311)—11-story thoroughfare office building; 3 street frontages; strong ground floor value. Price, \$2,000,000. Rent, \$280,000. Rental value, \$325,000. Owner will consider free and clear country place at \$250,000. Balance cash and trade.

Any firm needing 25,000 to 40,000 sq. ft. of space south of Canal St. can obtain in trade exceptionally well constructed building. Country property or city house taken in part payment.

Further information with diagrams, plans and photographs of any of the above buildings furnished on request.

We have many small store and loft buildings, dwellings, tenements and apartments that are offered for exchange.

Send us exact details of any properties you wish to sell for cash or exchange.

CHAS. F. NOYES CO.

For 25 years we have specialized in the sale, rental, exchange and management of Real Estate.

118 William St. Phone John 2000

Downtown Business Properties for RENT—for SALE

OFFICES for RENT

130 William St. Seaside Pool & Bath. One of the finest and best equipped buildings in the insurance district. Floors of 5,000 sq. ft. each in suits to suit. Rent reasonable.

27 Pine St. 4th, 5th and 6th floors (or part) 2,500 sq. ft. each. Location central to the New York Stock Exchange and new Federal Reserve Bank. Ideal location for Stock Exchange, Securities, Brokerage or financial institution. Rent reasonable. Possession on or before May 1, 1922.

130-2 Water St. New building in the heart of the sugar, tea and coffee district. Fine light; 2nd, 3rd and 4th floors for rent, each 40x47. Low rent.

Insurance District In one of the best buildings; 3,500 sq. ft. Will divide to suit. Light on four sides. Within one block of new Federal Reserve Bank. Rent reasonable.

87 Nassau St. Small office, five north light; suitable for jewelry, insurance, etc.

75 Fulton St. N. E. Corner Gold St. Building recently remodeled. All well lighted space. Ground floor 3,250 sq. ft. 2nd floor 3,250 sq. ft. Basement over 5,000 sq. ft.

Masonic Building 46 West 24th St. Offices in large and small units.

373 Fifth Ave. N. E. Corner 35th St. Offices in small units; 188 to 900 sq. ft.

770 Broadway S. W. Corner Cortlandt St. Unusually attractive offices in units of from 187 sq. ft. to 2,200 sq. ft. Suitably partitioned.

Evening Post Building, Vesey St., near Broadway. Subleasing opportunity; exceptionally well partitioned office, containing 470 sq. ft. Splendid location for attorneys or accountants. Good daylight. Electric light furnished. Will decorate. Occupancy May 1st.

STORES for RENT

70 Duane St. Between Elm and Broadway. Best wholesale paper and stationery block in city. Store, basement and sub-basement 2,500 sq. ft. of excellent office, warehouse and shipping space. Near shipping from Manhattan Alley. Elevator to cellar; steam heat. Long lease. Moderate rent.

279 Pearl St. Store for rent, 2,500 sq. ft.; rent \$1,500.

BUILDINGS for RENT

Rental Bargain Positively the best building of 25,000 sq. ft. south of Canal St.

1135 LEONARD ST. Opposite New York Life Building. 43x110, 5 story and basement. Electric elevator. Heat. High ceilings; fireproof stairs. Every refinement and improvement. Rent reduced to \$15,000 per annum. Nothing can equal this building at 60 cents per sq. ft.

17 South William St. Through to 33rd St. Entrance on two streets. A modern, up-to-date individual office building of 10,000 sq. ft. Electric elevator; immediate possession. In excellent condition. Offer wanted.

98 Pine St. Through to De Peyster St. Size 22x52; 5 stories and basement. Contains electric hoist. Suitable for storage. Can be converted for office purposes. Rent \$5,000.

John and William St. District A new individual 6 story office building, size 50x80. Fine light on all floors. Top floor has large skylight. Contains about 20,000 sq. ft. Can be rented for about \$1.20 per sq. ft.

172 Cherry St. 60 ft. north of Market. Size 25x70—Extension 21 ft. Six stories and basement. Electric platform elevator. About 11,000 sq. ft. Lease for long term or well. Immediate possession.

LOFTS for RENT

410-12 Pearl St. 46-8 New Chambers St. Fireproof building; good light; fine condition. 7th floor, 2,800 sq. ft. Two electric elevators, heat, electric power. Rent \$2,400.

243 Canal St. Size 35x110; 6th (top) floor. Building contains elevator, electric power, heat, etc. Immediate possession. Rent \$2,400.

570-6 West Broadway Overlooking Washington Square. Unusually fine light; 4,000 sq. ft.; sprinkler fireproof; live steam; two elevators. Possession at once.

BUILDINGS for SALE

107-119 John St. N. W. Corner Pearl St. Frontage John St. 152 ft. Pearl St. 27.4. Area 7,200 sq. ft. Entire possession. The best available corner plot in the district for improvement. Price \$500,000; easy terms.

96 John St. Through to 21st St. Size 22x120. Area 2,640 sq. ft. Ideal plot for improvement into an individual office building. Possession at once. Excellent location for insurance, drugs, chemical corporations or restaurant occupancy. Price \$100,000; easy terms. Owner will consider erecting building to suit tenant and lease for long term.

40,000 Sq. Ft. of Exceptional Office Space FOR IMMEDIATE POSSESSION

Hess Bldg.

354 Fourth Ave. Cor. 26th St.

Apply to 907 Broadway Stuyvesant 4200

Penn Terminal Building

31st Street & 7th Ave.

2 ENTIRE Adjoining Floors, 20,000 sq. ft. Each Together or Separate Immediate Possession

Exceptional Location & Space for Executive Offices or Show Rooms

Brokers Protected

Spotts & Starr, Inc.
Times Building Sole Brokers, Tel. Bryant 4000

Factories for Sale or Rent.

Factories

NORTH NEWARK—Lot 50x125, with building same size; 1 story garage; suitable for any manufacturing line; price \$21,000; terms to suit.

REARLY—75x100; 2 1/2 story frame, 35x100, with separate boiler room and garage, including 50 ft. P. boiler and main shafting; price \$25,000.

SOUTH NEWARK—10 acres, with 9 building; 12,000 square feet; 775 feet railroad siding; city water; price \$35,000.

NUTLEY—8 1/2 acres; 1 story frame, heavy mill construction; 15,000 square feet, including 10 ft. P. boiler; 20 ton refrigerating plant; wired for electricity; water; sewer; gas; steam heat; \$32,000; terms to suit.

NEWARK—Centrally located; 4 story brick and basement; 35x170; 17,000 square feet; price \$42,000; make offer.

IRVINGTON—(10x280); with one story brick; 5,500 square feet; railroad siding; steam heat; also 7 rooms dwelling on 2nd floor, front; price and terms right.

15TH WARD—Near 18th Ave. and High St. 2 story and basement; 7,000 square feet; ideal for clothing or jewelry factory; light on all sides; price \$25,000; make offer.

For Factory Requirements

KRAEMER,

Industrial Department, Newark, N. J.
776 Broad St.

Individual Building 40,000 Sq. Ft.

Permanent Light. Prominent Location. Low insurance. Live steam. CHELSEA SECTION, at Rail and Water Terminals

EASY TERMS

James N. Wells' Sons
191 Ninth Ave. At 22d St.

FOR SALE Factory Site

with railroad siding, on New York Central, in West Bronx. Corner plot 21 lots, 100 feet from Harlem River, can connect up with 400 feet of water front on River. Price cheap, terms easy.

E. OSBORNE SMITH, INC., Jerome and Burnside Avenues. Phone Fordham 1848.

FACTORY BARGAIN, HOBOKEN, N. J. 45,000 Sq. Ft.

Immediate possession; heavy mill construction; sprinklered; light on three sides; near ferry and railroad terminals. Write for particulars.

C. A. BURBORN, REALTORS, 1 NEWARK ST., HOBOKEN, N. J.

ANY KIND ANYWHERE FACTORIES

WATERFRONTS R. R. SIDINGS STEEL REALTY

182 W. 42d St. Bryant 8341.

TO LET FOR BUSINESS.

From Battery to 14th St., Inclusive.

533-41 CANAL ST.

N. E. Cor. Washington St. One floor, 5,000 Sq. Ft. SUITABLE FOR OFFICES AND LIGHT MANUFACTURING, exceptionally light; steam heat; floor capacity 250 lbs.; passenger and freight elevator; convenient to subway and "L"; immediate possession. Rate 60c sq. ft.

OTTO R. HARTMANN
Tel. 6708 John 18 Pine St. OR YOUR OWN BROKER

68 THOMAS STREET

First floor, one light up, passenger and freight elevator, 2,000 sq. ft.; low rental.

LOOK AT THIS.

A. J. SHELTON CO., Three blocks north of Chambers.

110 LIBERTY ST.

Entire building in downtown business section. Long term lease. Immediate possession. For rental and further particulars see the CHAUNCEY REAL ESTATE CO., Ltd., 377 Montague St., Brooklyn.

292-294 CHURCH ST.

LOFTS, 3,500 square feet. EXCELLENT LIGHT. HUBBARD & HUBBARD 2 Columbia Circle.

50 WEST BROADWAY

20 foot front, 100 feet deep, 50' x 100' PERMANENT.

E. & G. FLOMM, 1333 BROADWAY.

Charles F. Noyes Company Business Property Specialists

TELEPHONE JOHN 2000 118 WILLIAM STREET

FOR LEASE

In the new business section On 57th St., which is now being made wider on account of increasing business.

LARGE STORE

ALSO BASEMENT IF DESIRED. Will Divide ALSO ENTIRE SECOND FLOOR, 8,000 SQ. FEET At present divided into 20 small offices. Separate Elevator Service. RODIN STUDIOS S. W. Cor. 57th St. & 7th Ave. SUITABLE ANY HIGH CLASS BUSINESS. POSSESSION MAY 1 Apply Superintendent, on Premises.

100-4 5th AVE.

N. W. Corner 19th St. Only a Small Amount of Space Available.

Offices \$780 to \$3,600 Showrooms

IMMEDIATE POSSESSION. Modern Fireproof Buildings. FIRST CLASS MANAGEMENT EXCELLENT SERVICE Apply Premises or Tel. Watkins 6287 Edgar A. Levy Leasing Co. 605 5th Ave. Tel. Murray Hill 0090 Or Your Own Broker.

SUB-LEASE

For Three Years, 1,000 SQ. FT. of office space completely furnished in modern building in Grand Central District.

Brown, Wheelerlock Co. Incorporated 10 E. 45th St. Murray Hill 3160.

115-17 E. 23d St.

2nd FLOOR Immediate Possession 907 HESS Stuyvesant Broadway 4200

Offices for Rent 103 Park Ave.

CORNER 41ST ST. 300 to 1,300 sq. feet. REASONABLE RENTALS. POSSESSION MAY 1ST. N. A. BERWIN & CO. Agents on Premises.

STORE TO LET 145 East 34th St.

About 20x51; all light; cleaning included; possession at once. Owner, John 6245 or FOLBOM BROS., 127 East 34th St.

37-39 East 28th St. Desirable Offices

RENTS \$450 to \$1,400. Possession May 1 or sooner. Apply Superintendent on premises, or N. A. BERWIN & CO., 103 PARK AVE.

LOFTS—STORES—BUILDINGS

Merchandise Warehouses and Factories. Large Selection. All Sizes. LOUIS SCHRAG, 142 W. 23d St.

LOFTS—STORES—BUILDINGS

ALL SIZES—MODERATE RENTALS. C. G. KELLER, 109 West 23d St.

PENN TERMINAL BLDG.

7th Ave. Entire Fourteenth Floor, 20,000 Sq. Ft. Will Divide UNOCCUPIED LIGHT ON 4 SIDES Also a few desirable Offices 150 to 1,300 sq. ft. REASONABLE RENTALS. Store with 2 extra large entrances. Your own broker, or REGENT REALTY CO., 33 W. 42d St.

Office Space TO LET AT 30 CHURCH ST.

Fine partitioned office, 1050 feet, lease to May, 1923. Low rent, immediate possession. Brokers protected. Inquire London Times, 280 Broadway. Phone Worth 1590.

Above 14th St. to 20th St. (Inclusive).

World's Tower Building

110 West 40th St. OFFICES Various Sized Units up to 3,100 sq. ft. SINGLE OR IN SUITE Service & Location Unexcelled LOW RENTAL SOME UNITS AS LOW AS \$2 Per Sq. Ft. Tower Bldg. Operating Co. 110 W. 40th St. Bryant 4908

Exceptional STORE

Exceptionally Located In New 16-Story Office Bldg. 70 West 40th St. BETWEEN 5th & 6th Ave. OPPOSITE BRYANT PARK CONVENIENT TO EVERYWHERE Suitable any High Class Business 37 x 100 WITH BROAD, LIGHT MEZZANINE Also fine large Basement unusually light and practically planned for high class store or showroom or banking quarters. Attractive Lease Brokers Protected STREETON COMPANY 3 East 44th St. MURRAY HILL 6964

153-7 West 23d St.

LANE REALTY CO., INC. SEVERAL UPPER FLOORS EACH 60x90 Light on Four Sides 2 passenger, 1 freight elevators. Fireproof, automatic sprinkler. No Manufacturing. APPLY TO L. J. PHILLIPS & CO. 148 West 72d St. Col. 1833. OR YOUR OWN BROKER

20,280 Sq. Feet at \$2 Per Sq. Foot

TWO ENTIRE FLOORS WURLITZER BUILDING 120 West 42d Street Near Broadway Beautifully situated in one of New York's finest Apartment Buildings. Exceptional light. Partitions, Carpets, Linoleum, Electric Fixtures, all in place. Everything new. GENERAL MOTORS CORPORATION Room 701, 7th Floor, Wurlitzer Bldg., 120 West 42d Street. Phone Bryant 2000. Or Your Own Broker.

Facing Madison Sq. 15-19 E. 26 St. Running through to 10th & 14E. 27th Street

20 Story Loft & Office Building ONE ENTIRE FLOOR ABOUT 16,800 Sq. Ft. IMMEDIATE POSSESSION Several choice light upper floors of same dimensions available Feb. 1, 1923. Suitable for Executive Offices, Showrooms or Light Manufacturing. Choice Office Space 500 to 900 Sq. Ft. For Particulars PHONE LENOX 9000 MR. HERTER

RENTS REDUCED

122 Fifth Avenue 17th and 18th Sts. LIGHT LOFTS OFFICES AND SHOWROOMS 763 Sq. Ft. \$1,150 1,100 Sq. Ft. 1,400 2,241 Sq. Ft. 2,600 3,860 Sq. Ft. 4,100 5,141 Sq. Ft. 4,900 OR WILL DIVIDE TO SUIT OFFERS WANTED Manufacturing permitted. Fireproof, 100% sprinklers. Brokers protected. Our representative is on the premises. E. SHARUM CO., 170 Broadway. Tel. Cortlandt 7200

CRIMMINS BUILDING

130 East 59th Street Several units of approximately 1,000 feet each; excellent light; excellent service.

HARRIS, VOUGHT & CO. 5 East 40th St. Vanderbilt 0031.

LOFTS For Heavy Manufacturing

GRAND CENTRAL ZONE

Ready for Occupancy

Exceptional Light. Low Rent. Fireproof. Sprinkler. Steam. Carrying Capacity 250 lbs. High Ceilings. Elevator and Interior Loading Platform. Units 1500 to 8000 sq. ft.

HENRY HOF
567 Third Avenue Tel. Murray Hill 5994-9474.

ST. REGIS BUILDING

132 West 43d Street A Few Steps From Broadway

OFFICES TO LEASE

COMPLETE SERVICE. APPLY ON PREMISES

Borough of Bronx. Borough of Bronx.

Space in Arcade of a WALL ST. BLDG.

Having Large Traffic

REASONABLE RENTAL TO THE RIGHT BUSINESS

(No food, drinks, candy or cigars)

Wm. A. White & Sons
Established 1868
46 Cedar Street Tel. 6700 John

SUB-LEASE

7,019 Sq. feet or parts thereof Farmers Loan & Trust Co. Bldg. 22 William Street Splendid Office Space for Immediate Occupancy Exceptionally Low Rent

Brown Wheelerlock Co.
Incorporated
14 WALL ST. Phone Rector 9940

Above 14th St. to 20th St. (Inclusive).

JACOB COHEN BUILDING

124 West 30th Street. Desirable Floors, 42x90, in fireproof building now in course of construction. Possession about June 1. F. & G. FLOMM, 1333 B'way

23d Street, near 4th Avenue

Five story building on lot 28x100 TO LEASE FOR A LONG TERM, \$30,000. F. & G. FLOMM, 1333 BROADWAY.

STORE TO LET

140 Rector 34th St. About 20x51; all light; cleaning included; possession at once. Owner, John 6245 or FOLBOM BROS., 127 E. 34th St.

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Office Space TO LET AT 30 CHURCH ST.

Fine partitioned office, 1050 feet, lease to May, 1923. Low rent, immediate possession. Brokers protected. Inquire London Times, 280 Broadway. Phone Worth 1590.

Above 14th St. to 20th St. (Inclusive).

Just Completed 16 Story Office Building Entire Floors Available

This new building contains every possible detail in office building construction. It is light, well ventilated, steam heated and thoroughly fireproof. It is extremely suitable for concerns needing large office space at a moderate rental.

An Inspection of This Building Will Convince You

Streton Company

AGENTS 3 EAST 44TH ST. Phone Murray Hill 6064.

OFFICE SPACE Times Square District 4 DESIRABLE UNITS

1—8th Floor, 920 square feet.
2—11th Floor, 4675 square feet.
3—13th Floor, 2432 square feet.
4—Pent-house on Roof, 1830 sq. ft.

CHEAP RENTAL

Spaces partitioned for executive and general offices. Fine floor covering in place.

GENERAL MOTORS CORPORATION

Room 701, 7th Floor, Wurlitzer Bldg., 120 West 42d Street. Phone Bryant 2000. Or Your Own Broker.

153-7 West 23d St.

LANE REALTY CO., INC. SEVERAL UPPER FLOORS EACH 60x90 Light on Four Sides 2 passenger, 1 freight elevators. Fireproof, automatic sprinkler. No Manufacturing. APPLY TO L. J. PHILLIPS & CO. 148 West 72d St. Col. 1833. OR YOUR OWN BROKER

20,280 Sq. Feet at \$2 Per Sq. Foot

TWO ENTIRE FLOORS WURLITZER BUILDING 120 West 42d Street Near Broadway Beautifully situated in one of New York's finest Apartment Buildings. Exceptional light. Partitions, Carpets, Linoleum, Electric Fixtures, all in place. Everything new. GENERAL MOTORS CORPORATION Room 701, 7th Floor, Wurlitzer Bldg., 120 West 42d Street. Phone Bryant 2000. Or Your Own Broker.

New Garage, Show Room or Service Station

To Lease for a Term of Years

Best built Best located In Greater New York Best designed Best prospect.

Approximately 40,000 Square Ft. Must be seen to realize

187th St. at the Concourse, Bronx

Apply to JOHN A. MCCARTHY, 149th St. & Exterior St., Bronx Phone Mott Haven 1135

Above 14th St. to 20th St. (Inclusive). Above 14th St. to 20th St. (Inclusive).

OFFICES and STUDIOS

Ideally Located BEAUX ARTS BLDG. 80 W. 40th St. Exceptional Space Overlooking Bryant Park. North light; accessible to everywhere; unexcelled service; attractive rental. Inspection invited. Ownership Management. TELEPHONE BRYANT 4588

27 WEST 35th St.

New law loft building for rent, just completed, 3 story and store and basement. Will give lease for long term of years at an annual rental of \$15,000 year gross. Immediate possession. Or will rent left and store separately. Premises located at 27 W. 35th St. Inquire 253 Broadway, 5th floor, Room 801. Phone Barclay 2544.

34 West 22d Street

To Let. Rent \$3,500. E. & G. FLOMM, 1333 BROADWAY.

533-41 CANAL ST.

N. E. Cor. Washington St. One floor, 5,000 Sq. Ft. SUITABLE FOR OFFICES AND LIGHT MANUFACTURING, exceptionally light; steam heat; floor capacity 250 lbs.; passenger and freight elevator; convenient to subway and "L"; immediate possession. Rate 60c sq. ft.

OTTO R. HARTMANN
Tel. 6708 John 18 Pine St. OR YOUR OWN BROKER

68 THOMAS STREET

First floor, one light up, passenger and freight elevator, 2,000 sq. ft.; low rental.

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A. J. SHELTON CO., Three blocks north of Chambers.

110 LIBERTY ST.

Entire building in downtown business section. Long term lease. Immediate possession. For rental and further particulars see the CHAUNCEY REAL ESTATE CO., Ltd., 377 Montague St., Brooklyn.

292-294 CHURCH ST.

LOFTS, 3,500 square feet. EXCELLENT LIGHT. HUBBARD & HUBBARD 2 Columbia Circle.

50 WEST BROADWAY

20 foot front, 100 feet deep, 50' x 100' PERMANENT.

E. & G. FLOMM, 1333 BROADWAY.

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OFFICES \$60 and Upwards FULL COMPLETE SERVICE

Tilmar Building
145 West 45th St. APPLY ON PREMISES ROBERT P. ZOBEL ROOM 902

Top Loft, 50x90

Two Large Skylights 437-439 WEST 16TH ST. Suitable Light Manufacturing Carrying Capacity 200 Pounds. Immediate Possession. APPLY ON PREMISES TELEPHONE WATKINS 6961

ELECTRIC CHARGING STATION & GARAGE

GROUNDED FLOORS, 1,000 sq. ft. FOR RENT CHEAP FULL COMMISSION TO BROKERS. FOR PARTICULARS APPLY ALFRED M. BAU, 565 FIFTH AVE. MURRAY HILL 0014